

AGUA-016



COUNTY OF RIVERSIDE • COMMUNITY HEALTH AGENCY  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**

October 7, 2010

Site #200319939

David Johnson  
Mission Hills Country Club  
34600 Mission Hills Drive  
Rancho Mirage CA 92270

RE: Underground Storage Tank Cleanup at Mission Hills Country Club located at 34600 Mission Hills Drive in Rancho Mirage, California

Dear Mr. Johnson:

This letter confirms the completion of a site investigation and corrective action for the underground storage tank formerly located at the above described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank are greatly appreciated.

Based on the information in the above-referenced file, and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. If you have any questions regarding this matter, please contact Sharon Boltinghouse at (951) 955-8982.

Sincerely,

Steve Van Stockum  
Director, Environmental Health

Enclosure: Case Closure Summary

cc: Kai Dunn, CRRWQCB 73720 Fred Waring Dr., Suite 100 Palm Desert CA 92260  
John Russell, UST Cleanup Fund, SWRCB [JRussell@waterboards.ca.gov](mailto:JRussell@waterboards.ca.gov)  
Bob Trommer, UST Cleanup Fund, SWRCB [BTROMMER@waterboards.ca.gov](mailto:BTROMMER@waterboards.ca.gov)  
Dan Louks, GSA Engineering, Inc [gsaengineering@verizon.net](mailto:gsaengineering@verizon.net)  
Walter Guggenheimer, US EPA Region 9 75 Hawthorne St. San Francisco CA 94105

# CASE CLOSURE SUMMARY

## LEAKING UNDERGROUND FUEL STORAGE TANK PROGRAM

SITE NAME: Mission Hills Country Club

SITE NO: 200319939

### I. Agency Information

Date: 2/13/07

**AGENCY NAME:** County of Riverside, Department of Environmental Health  
Environmental Resource Management Division  
**ADDRESS:** 47950 Arabia Street, Suite A, Indio CA 92201 (760) 863-8976  
**STAFF PERSON:** Linda D. Shurlow, REHS—Environmental Health Specialist

### II. Case Information

**SITE NAME:** Mission Hill Country Club  
**SITE ADDRESS:** 34600 Missions Hills Drive, Rancho Mirage  
**RB LUSTIS CASE NO:** 7T2270017 **LOP/LOCAL CASE NO:** 200319939  
**URR FILING DATE:** Sept. 4, 2003 **SWEEPS NO:**

RESPONSIBLE PARTIES		ADDRESS		PHONE NUMBER
Mission Hill Country Club c/o David Johnson		34600 Mission Hills Drive Rancho Mirage CA 92270		
TANK #	SIZE	CONTENTS	REMOVED/CLOSED IN-PLACE?	DATE
1	20 K	Gasoline, diesel	Removed	6/18/04

### III. Release and Site Characterization Information

**CAUSE & TYPE OF RELEASE:** gasoline release from dispenser area  
**SITE CHARACTERIZATION COMPLETE?** Yes ☒ No ☐  
**DATE APPROVED BY OVERSIGHT AGENCY:** 2/13/07

**MONITORING WELLS INSTALLED?** Yes ☐ No ☒ **NUMBER:**  
**PROPER SCREEN INTERVAL?** Yes ☐ No ☐ N/A ☒  
**HIGHEST GW DEPTH BELOW GROUND SURFACE:** ~200' **LOWEST DEPTH:**  
**FLOW DIRECTION:** southeast

**MOST SENSITIVE CURRENT GW USE:** domestic  
**ARE DRINKING WATER WELLS AFFECTED?** Yes ☐ No ☒  
**AQUIFER NAME:**

**SURFACE WATER AFFECTED?** Yes ☐ No ☒  
**NEAREST/AFFECTED SW NAME:**  
**OFF-SITE BENEFICIAL USE IMPACTS (ADDRESS/LOCATIONS):**

**REPORTS ON FILE?** Yes ☒ No ☐  
**LOCATION OF REPORTS:** County of Riverside, Department of Environmental Health  
Hazardous Materials Management Division  
4065 County Circle Drive P.O. Box 7600 Riverside CA 92513-7600  
(909) 358-5055

**CASE CLOSURE SUMMARY  
LEAKING UNDERGROUND FUEL STORAGE TANK PROGRAM**

SITE NAME: Mission Hills Country Club

SITE NO:200319939

**III. Release and Site Characterization Information (cont.)**

TREATMENT & DISPOSAL OF AFFECTED MATERIAL			
MATERIAL	AMOUNT	ACTION (Treatment or disposal & destination)	DATE
TANK PIPING RINSEATE SOIL GROUNDWATER OTHER	1	removed	6/2004

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS -- Before & After Cleanup						
CONTAMINANT	SOIL				GROUNDWATER	
	BEFORE	DEPTH	AFTER	DEPTH	BEFORE	AFTER
TPH (GAS)	12000 ppm	2'	12000 ppm	2'		
TPH (DIESEL)	400 ppm	5'	400 ppm	5'		
BENZENE	67 ppm	2'	67 ppm	2'		
TOLUENE	470 ppm	2'	470 ppm	2'		
XYLENE	1300 ppm	6'	1300 ppm	6'		
ETHYLBENZENE	930 ppm	2'	930 ppm	2'		
MTBE	290 ppm	2'	290 ppm	2'		
LEAD						
COMMENTS (soil types, depth of remediation, etc.): sand and gravel deposits No active remediation completed.						

**IV. Closure**

<b>DOES COMPLETED CORRECTIVE ACTION PROTECT EXISTING BENEFICIAL USES AS PER THE REGIONAL BOARD BASIN PLAN?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>DOES COMPLETED CORRECTIVE ACTION PROTECT POTENTIAL BENEFICIAL USES PER THE REGIONAL BOARD BASIN PLAN?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>DOES THE CORRECTIVE ACTION PROTECT PUBLIC HEALTH FOR CURRENT LAND USE?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>SITE MANAGEMENT REQUIREMENTS:</b>	
<b>SHOULD CORRECTIVE ACTION BE REVIEWED IF LAND USE CHANGES?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>MONITORING WELLS DECOMMISSIONED?</b> Yes <input type="checkbox"/> No <input type="checkbox"/> None Installed <input checked="" type="checkbox"/>	
<b>NUMBER DECOMMISSIONED:</b>	<b>NUMBER RETAINED:</b>
<b>LIST ENFORCEMENT ACTIONS TAKEN:</b>	
<b>LIST ENFORCEMENT ACTIONS RESCINDED:</b>	

**CASE CLOSURE SUMMARY**  
**LEAKING UNDERGROUND FUEL STORAGE TANK PROGRAM**


SITE NAME: Mission Hill Country Club

SITE NO: 200319939

**V. Local Agency Representative Data**

<b>NAME:</b> Sharon Boltinghouse	<b>TITLE:</b> Associate Public Health Professional Geologist
<b>SIGNATURE:</b> 	<b>DATE:</b> 2/20/07

**VI. RWQCB Notification**

<b>DATE SUBMITTED TO RWQCB:</b>	<b>RWQCB RESPONSE:</b>
<b>RWQCB STAFF NAME:</b> Kai Dunn	<b>TITLE:</b> Sr. Water Resources Control Engineer
<b>SIGNATURE:</b> 	<b>DATE:</b> 3/12/07

**VII. Additional Comments, Data, Etc.**

On August 26, 2003, soil samples were taken under the 4 dispensers during a dispenser upgrade. Up to 12000 ppm TPHg, 67 ppm benzene and 290 ppm MTBE was detected. The diesel dispenser was only tested for gasoline but had 2900 ppm TPHg, 6.4 ppm benzene and 8.9 ppm MTBE.

On June 29, 2004, the four compartment tank (3 gasoline and one diesel compartment) was removed. Low levels of TPHg (up to 4.5 ppm) and MTBE (up to 0.11 ppm) were found under tank. 710 ppm TPHg, 400 ppm TPHd, and 0.23 ppm MTBE were found under the dispenser.

On October 18, 2006, one boring was drilled to 60' near the former dispenser and converted to a SVE well. The well was screened from 10-60'. No TPHg, BTEX or oxygenates were detected in the soil.

On Nov. 20-21, a SVE test was conducted. Vapor samples were taken at the beginning, middle and end of the test. TPHg went from 60 ppmv to 50 to 70 ppmv. No benzene or oxygenates were detected. A total of 1 lb of TPHg was removed during the test.

The consultant is requesting no further action.